



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET/FOR  
SALE**

**SELF CONTAINED "E" CLASS UNIT**  
1,234.62 sq. ft. (114.70 sq. m.)

**HURST COURT, HIGH STREET, RIPLEY, SURREY GU23 6AY**



## LOCATION

Located within the prime section of High Street in Ripley and adjacent to the village green; Hurst Court is a self-contained "E" Class Unit located to the rear of Hurst House. There is a free public car park less than 5 minutes from the property and nearby occupiers include Café Beirut, The Ship Inn, and Ripley Post Office.

## DESCRIPTION

The property is formed of mainly open plan space with stud work kitchenette and WC's to each side. Internally the property presents well with carpeted floors and suspended ceiling and included within the demise is a parking area located immediately in front of Hurst Court.

Currently let on a short 12-month licence which can be terminated by either party.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Total	1234.62	114.70

## RENT / PRICE

£18,500 p.a. / £250,000 (+VAT)

## RATES

Rateable Value: £6,500  
Rates Payable (22/23): £3,243.50

100% Small Business Rates Relief should apply for eligible occupiers.

## EPC

D - 98

## LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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